

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

ROW #

C15-2010-0124

10502197

TP-# 0118041304

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2307 Greenlee Dr, Austin Tx 78703

LEGAL DESCRIPTION: Subdivision - Tarrytown Oaks

Lot(s) Lot 68 & E26.2 ft AV of Lot 69, Block Outlot Division

I/We Jim Nix on behalf of myself/ourselves as authorized agent for

Jim Nix affirm that on Sept 23, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☒ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

CARPORT

- 16'6" from front p-1.

in a SF-3 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

SEE ATTACHED

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

SEE ATTACHED

- (b) The hardship is not general to the area in which the property is located because:

SEE ATTACHED

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
-
-

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

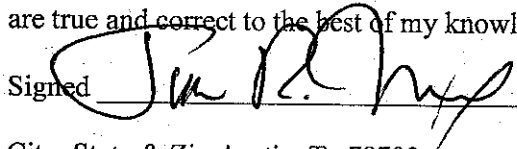
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 2307 Greenlee Dr

City, State & Zip Austin, Tx 78703

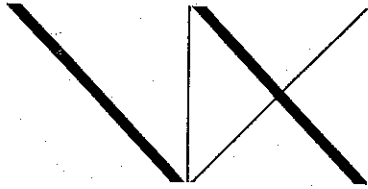
Printed Jim Nix Phone 512-472-3337 Date Sept 23 2010

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 2307 Greenlee Dr

City, State & Zip Austin, Tx 78703

Printed Jim Nix Phone 512-472-3337 Date Sept 23 2010



**NIX GROUP
ARCHITECTS**

September 14, 2010

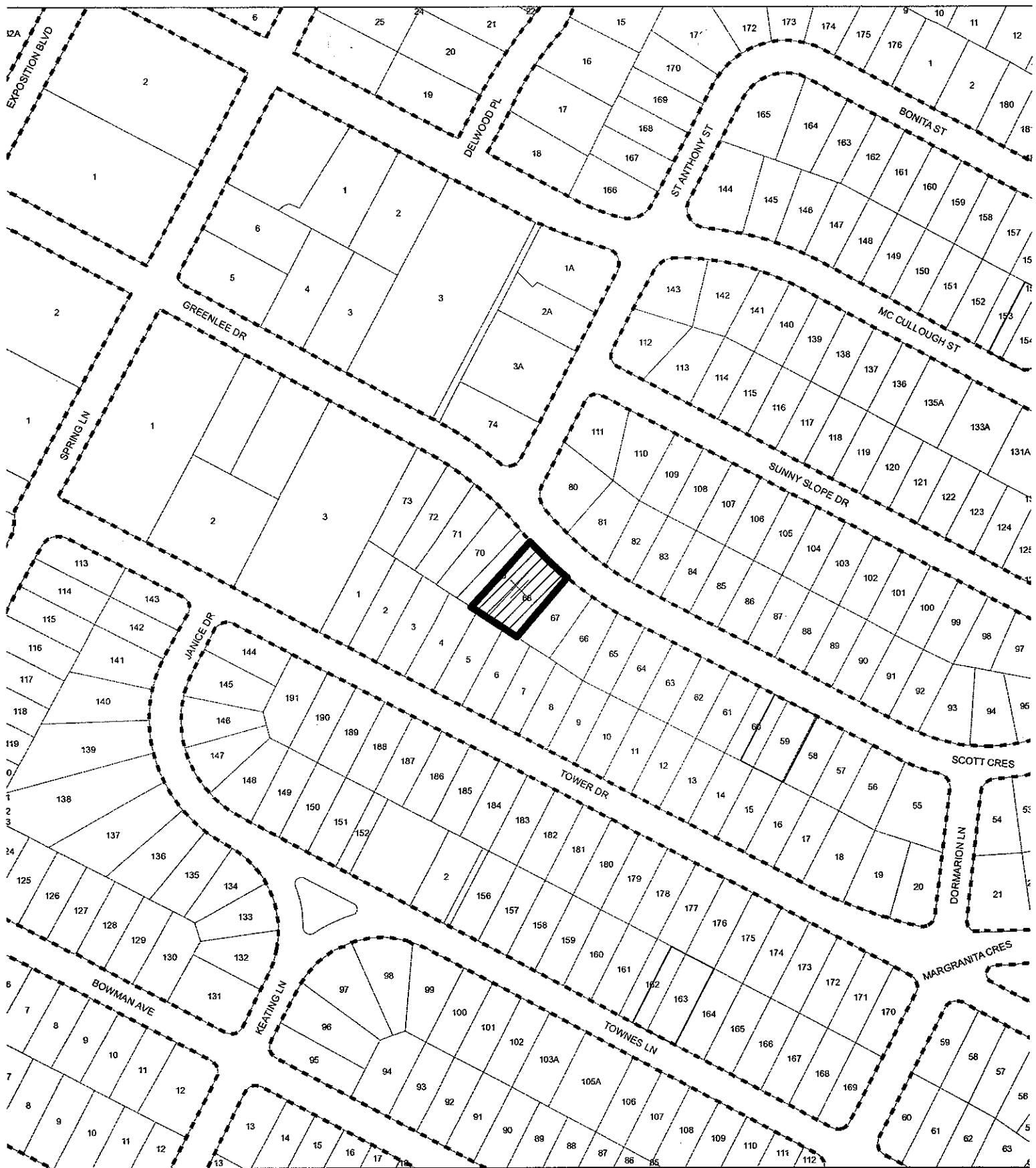
Re: 2307 Greenlee Dr
Austin, Texas 78703

To Whom It May Concern:

I am the owner and architect of record for the accompanying residential addition permit application. The approximately 19'-3" x 19'-3" attached carport will be located at the front of the residence at the existing driveway. The grade does not vary from this attached carport to the front door of the residence. It is my understanding that a topographical survey is not required when lot elevations vary less than 1'-0" across the proposed attached carport footprint.

Sincerely,



Jim R. Nix
Principal, Nix Group Architects

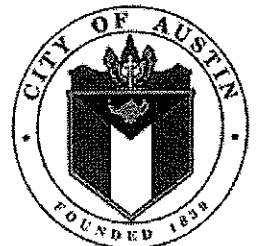


BOARD OF ADJUSTMENTS

CASE#: C15-2010-0124
 LOCATION: 2307 GREENLEE DRIVE
 GRID: H25
 MANAGER: SUSAN WALKER



 SUBJECT TRACT
 ZONING BOUNDARY

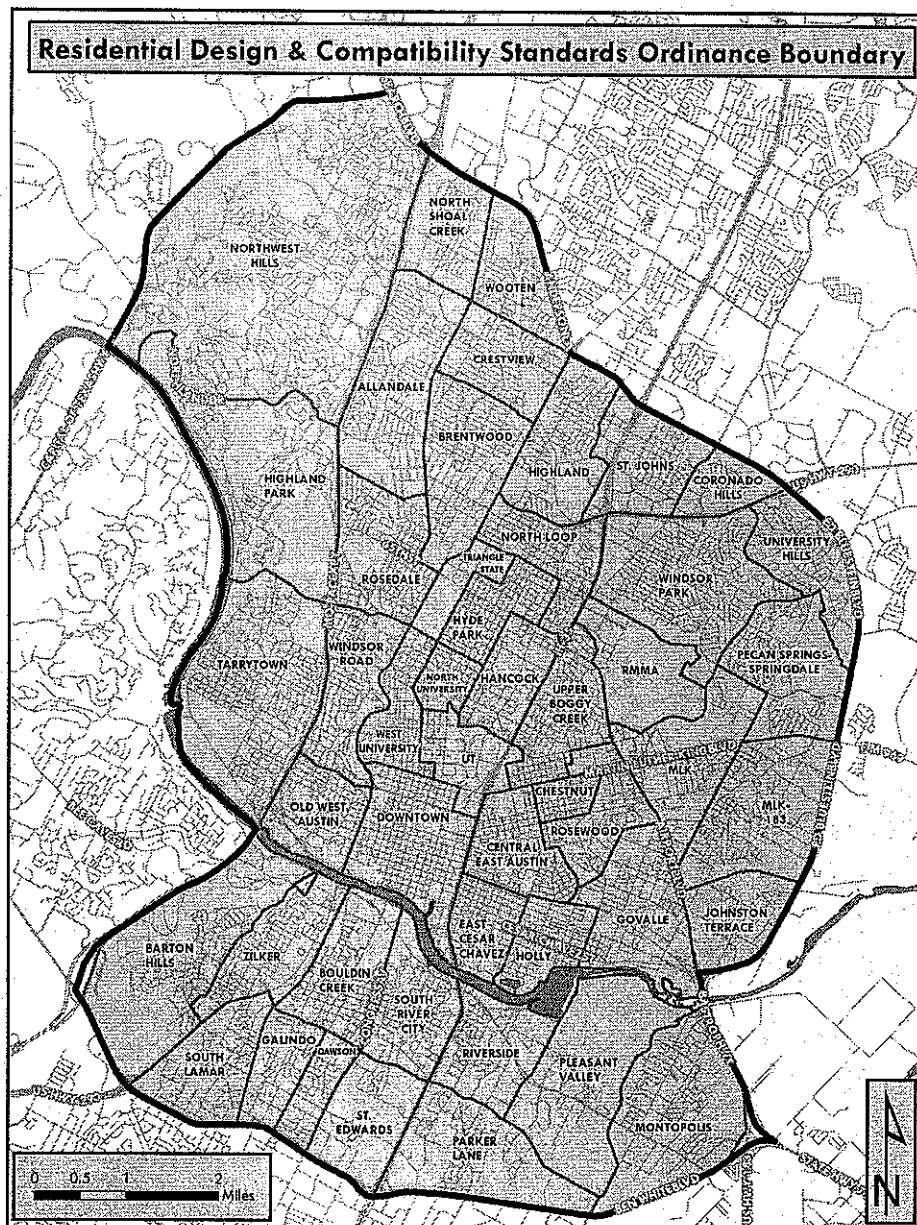


This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Welcome to the City of Austin's Residential Permitting Process.

If your residential construction is located outside of or otherwise not applicable to the Residential Design and Compatibility Standards Ordinance Boundary, please submit completed Application Forms "A," "B," and "C" and the completed Residential Application Checklist "A" with required information. *Note that the Residential Design & Compatibility Standards do not apply to a lot zoned as a single-family residence small lot (SF-4A) unless the lot is adjacent to a property zoned as a single-family residence standard lot (SF-2) district or family residence (SF-3) district. Note also that the Residential Design & Compatibility Standards do not apply to the approximately 698.7 acres of land known as the Mueller Planned Unit Development, which was zoned PUD district by Ordinance number 040826-61.*

If your residential construction is located within and applicable to the Residential Design and Compatibility Standards Ordinance Boundary, please submit completed Application Forms "A," "B," "C," and "D" and the completed Residential Application Checklists "A" and "B" with required information.



CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number _____
Building Permit No. _____
Plat No. _____ Date _____
Reviewer _____

PRIMARY PROJECT DATA

Service Address 2307 GREENLEE DR, AUSTIN TX 78703		Tax Parcel No. 01180413040000	
Legal Description Lot 68 Block _____ Subdivision TARRYTOWN OAKS Section _____ Phase _____			
If in a Planned Unit Development, provide Name and Case No. _____ (attach final approved copies of subdivision and site plan)			
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.			
Description of Work		Remodel (specify) _____	
New Residence		Addition (specify) _____	
Duplex		Other (specify) _____	
Garage attached detached			
<input checked="" type="checkbox"/> Carport <input checked="" type="checkbox"/> attached detached			
Pool			
Zoning (e.g. SF-1, SF-2...) _____			
- Height of Principal building 13'-8" ft. # of floors 1 Height of Other structure(s) _____ ft. # of floors _____			
- Does this site currently have water and wastewater availability? <input checked="" type="checkbox"/> Yes _____ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.			
- Does this site have a septic system? _____ Yes <input checked="" type="checkbox"/> No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.			
Does this site have a Board of Adjustment ruling? _____ Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation			
Will this development require a cut and fill in excess of 4 feet? _____ Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes _____ No A paved alley? _____ Yes <input checked="" type="checkbox"/> No			
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Yes _____ No			

**VALUATIONS FOR
REMODELS ONLY**

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size **10,630sf** sq.ft.
Job Valuation - Principal Building \$ _____
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 15,550
(Labor and materials)

**PERMIT FEES
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ 15,200	\$ _____
Electrical	\$ 350	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ 15,550	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name JIM R NIX	Telephone (h) 512-472-3337 (w) 512-474-6262
BUILDER	Company Name To be determined	Telephone _____ Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contact/Applicant's Name _____ Contractor To be determined	Telephone _____
CERTIFICATE OF OCCUPANCY	Name JIM R NIX Address 2307 GREENLEE DR City AUSTIN	Telephone 512-472-3337 ST TX ZIP 78703

If you would like to be notified when your application is approved, please select the method:

_____ telephone _____ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

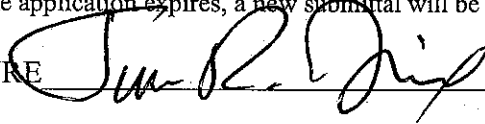
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE



DATE

9/20/10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

Rejection Notes/Additional Comments (for office use only):

Service Address **2307 GREENLEE DR, AUSTIN TX 78703**

Applicant's Signature

Date

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	2,037 sq.ft.	sq.ft.
b. 2 nd floor conditioned area	sq.ft.	sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	160 sq.ft.	sq.ft.
e. Garage / Carport	sq.ft.	sq.ft.
<input checked="" type="checkbox"/> attached	sq.ft.	404 sq.ft.
detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	630 sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	sq.ft.	sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	326 sq.ft.	sq.ft.
l. Other building or covered area(s)	100 sq.ft.	sq.ft.
Specify _____		

TOTAL BUILDING AREA (add a. through l.) 3,253 sq.ft. 404 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered) 2,541 sq.ft.
23.9 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2,541 sq.ft.
b. Driveway area on private property	231 sq.ft.
c. Sidewalk / walkways on private property	675 sq.ft.
d. Uncovered patios	226 sq.ft.
e. Uncovered wood decks [may be counted at 50%]	315 sq.ft.
f. Air conditioner pads	9 sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) _____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3,997 sq.ft.
37.6 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2307 GREENLEE DR, AUSTIN TX 78703

Applicant's Signature _____

Date _____

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	2,037 sq.ft.	sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	2,037 sq.ft.	sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL (add d and e above)	sq.ft.	sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft.	(404-450=) 0 sq.ft.
VII. TOTAL	2,037 sq.ft.	0 sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

2,037 sq. ft

GROSS AREA OF LOT

10,630 sq. ft.

FLOOR AREA RATIO (gross floor area /gross area of lot) **0.191**

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater.
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

RESIDENTIAL APPLICATION CHECKLIST "A"

This checklist is to assist you in providing all required information. It is not required to be submitted with your application(s); however, it is encouraged you do so to ensure a complete application and thorough review.

Residence Address 2307 GREENLEE DR, AUSTIN TX 78703

Date Submitted _____

TO BE COMPLETED BY APPLICANT:

✓ Primary Project Data

- ☒ Address, legal description, subdivision with section and phase if applicable – make sure this is correct
- ☒ Description of work – provide thorough description of all proposed work
- ☒ Height of building and number of floors – the zoning district has restrictions to both

✓ Additional Information:

- ☐ Is there a Board of Adjustment ruling? – Attach the decision sheet
- ☐ Cut and Fill in excess of 4 feet? – If more than 4' please go the Development Assistance Center (DAC) on 1st floor
- ☒ Does the site front a paved street? – You cannot build a house without a paved street
- ☐ Electrical Service Planning Application (ESPA) form: For new residential, residential addition, or any change in electric service, applications submitted must include a copy of an approved ESPA form and a plot plan stamped by Austin Energy.

✓ Plot Plan

Plot plans are required to show the following information on either 8.5"x11" or 8.5"x14" sized paper:

- ☒ All setbacks
- ☒ Trees greater than 19" in diameter (are protected trees) ☒ Scaled property lines ☒ All easements
- ☒ All pavement or flatwork – patios, drives, etc. ☒ Existing structures ☒ Roof overhang lines (dashed)

✓ Contact Information

Please submit telephone, fax, and, if applicable, e-mail information for each entity.

- ☒ Owner holder
- ☐ Builder
- ☐ Contact / Applicant
- ☐ Concrete contractor
- ☒ Certificate of Occupancy

✓ Coverage Information

If proposing a duplex, secondary apartment, or 2-family residence, please indicate on the application the square footage of each unit (including second and third floors, decks, porches, patios, balconies, and / or any other covered areas) in addition to the principal residence.

- ☐ Itemized square footage as categorized on the application
- ☐ Total building coverage
- ☐ Total impervious coverage

✓ Other Requirements (if applicable)

- ☐ Is the site on septic?
- If yes, please provide: ☐ Approval from City of Austin Water Utility ☐ Septic field location
- ☐ Home Builder State registration number



RESIDENTIAL APPLICATION CHECKLIST "B"

This checklist is to assist you in providing all required information. It is not required to be submitted with your application(s); however, it is encouraged you do so to ensure a complete application and thorough review.

Residence Address **2307 GREENLEE DR, AUSTIN TX 78703**

Date Submitted _____

FLOOR AREA RATIO APPLICATION PROCESS

To be completed by Applicant

1. SINGLE-STORY CONSTRUCTION/REMODEL (NEW CONSTRUCTION, REMODELS, AND ADDITIONS)

a. **Applicability.** This process includes the following single-story new construction, remodels, and additions within the Residential Design and Compatibility Standards Ordinance Boundary Area:

i. New Construction or Additions where:

1. The construction is single-story, and
2. The construction does not exceed a maximum height of 20 feet, and.
3. The construction has a maximum ceiling height of 15 feet or less, and
4. The construction does not require a waiver of variance from the requirements of the Austin Zoning Code.

- OR -

ii. The construction is limited to interior remodeling only.

b. ✓ Application Requirements:

- Completion and submittal of information required on the Residential Application Checklist "A".
- If using setback averaging, one copy of the Contextual Site Plan showing properties used for averaging, with location of existing buildings and existing front yard setbacks identified for front yard setback averaging per the provisions of Subchapter F, *Residential Design and Compatibility Standards*, Section 2.3.
- For new construction and additions, two full-sized sets of the building floor plans and exterior elevations for all facades indicating the building's relationship to the site, and one reduced (8½"x11") set of the exterior elevations. The floor-plan requirement may also apply to remodels per a determination by the Director or designee.



2. MULTI-STORY CONSTRUCTION (NEW CONSTRUCTION AND ADDITIONS)

- a. **Applicability.** This process includes new construction and additions on property within the Residential Design and Compatibility Standards Ordinance Boundary Area that are:

- i. Multiple-story new construction or additions

- OR -

- ii. Single-story new construction or additions where:

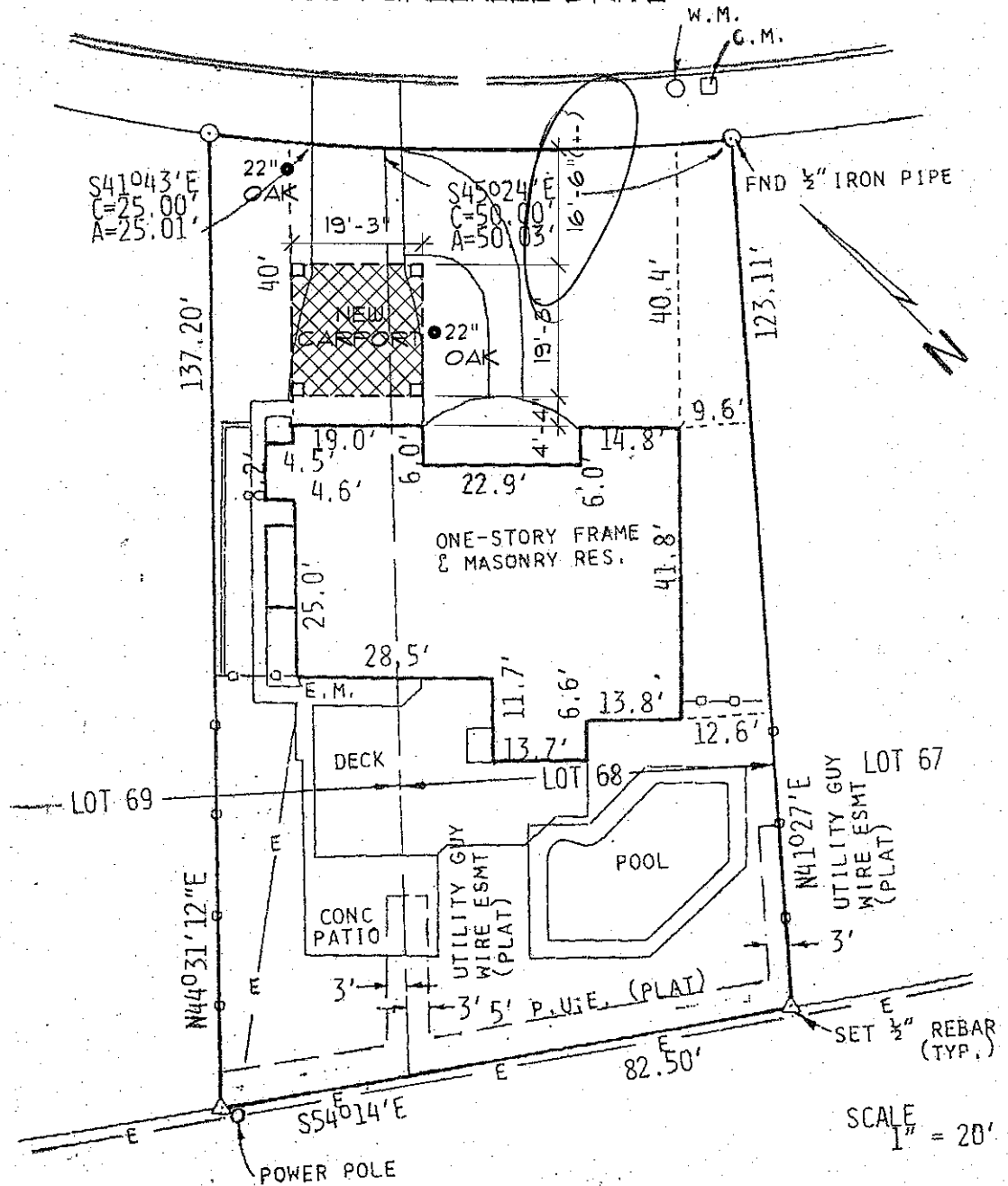
1. Construction exceeds a maximum height of 20 feet; or
2. Construction has a maximum ceiling height of greater than 15 feet; or
3. Construction requires a waiver or variance from any requirement of Subchapter F, *Residential Design and Compatibility Standards*.

b. **✓ Application Requirements**

- Completion and submittal of information required on the Residential Application Checklist "A".
- If using setback averaging, one copy of the Contextual Site Plan showing four adjacent properties with location of existing buildings and existing front yard setbacks identified for front yard setback averaging per the provisions of Subchapter F, *Residential Design and Compatibility Standards*, Section 2.3.
- Two copies of a Topographic Survey of property prepared and sealed by a Professional Land Surveyor (RPLS) registered in the State of Texas. Survey to indicate topographic elevations at one foot intervals on the site and high point elevations at 40 foot building line segments per Subchapter F, *Residential Design and Compatibility Standards*, Section 2.6. *Note: Topographic survey is not required if proposed construction is only for adding a second story within the existing footprint of an existing single story residence or if the Director determines that the lot elevations do not vary more than 1' across the building setback planes. The director may also waive the survey requirement for portions of the lot that are not buildable i.e. cliff sides & canyons, etc.*
- In lieu of a registered land surveyor, the above required topographic information may also be provided by a state licensed architect or engineer or certified building designer if accompanied by a letter acknowledging that to the best of their knowledge the information is accurate and also recognizes the fact that upon demand by the City of Austin the above information may have to be certified by a RPLS.
- Two full-size and one reduced (8½"x11") sets of sealed floor plans for the building and two full-size and one reduced (8½"x11") sets of sealed building elevations for all facades of the building required to comply with Subchapter F, indicating the building's relationship to the site and demonstrating and certifying compliance with Subchapter F, specifically building setback planes and buildable area. Floor plans and building elevations must be sealed and certified by a Texas-licensed architect, engineer, surveyor, or a certified building designer (American Institute of Building Design or Texas Institute of Building Design).




2307 GREENLEE DRIVE



IMPERVIOUS COVER CALCULATION	
TOTAL BLDG COVERAGE ON LOT	2,541 SF
DRIVEWAY AREA	231 SF
SIDEWALK/ WALKWAYS	675 SF
UNCOVERED PATIOS	226 SF
UNCOVERED WOOD DECKS (50%)	315 SF
AIR CONDITIONER PADS	9 SF
IMPERVIOUS COVER AREA	3,997 SF
TOTAL LOT AREA	10,630 SF
IMPERVIOUS COVER %	37.6 %

LOT: 68
 ADDRESS: 2307 GREENLEE DRIVE
 SUBDIVISION: TARRYTOWN OAKS
 CITY: AUSTIN
 COUNTY: TRAVIS

① CARPORT PLAN
 SCALE: 1"=20'-0"



architecture
interiors

105 West 8th Street
 Austin, Texas 78701
 512 . 474 . 6262

THE NIX
GROUP

JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.1

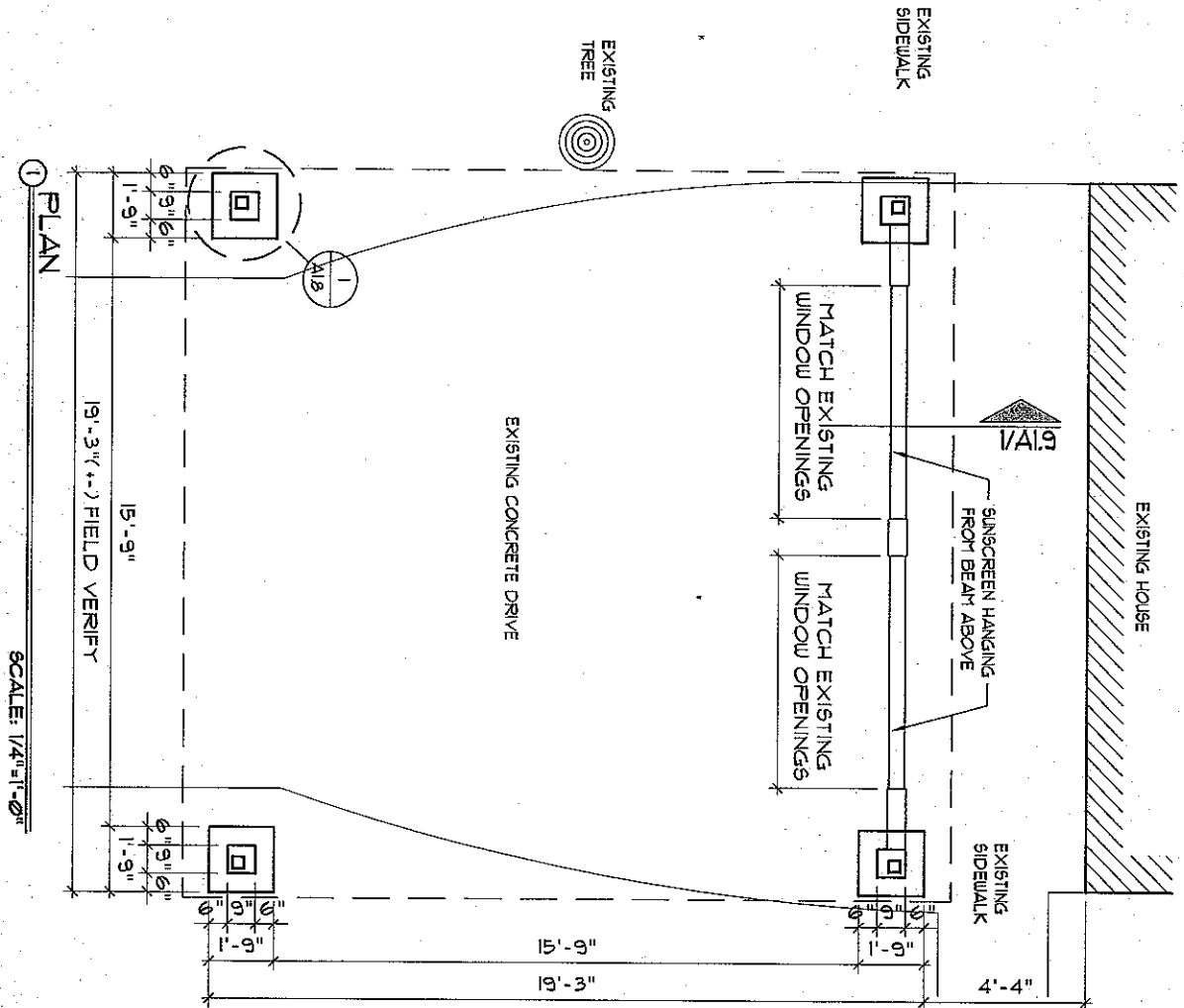
DATE:

09/14/10

SCALE:

1"=20'-0"

CARPORT ADDITION
PLAN



THE NIX
GROUP

architecture
interiors

105 West 8th Street
Austin, Texas 78701
512 . 474 . 6262

JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.2

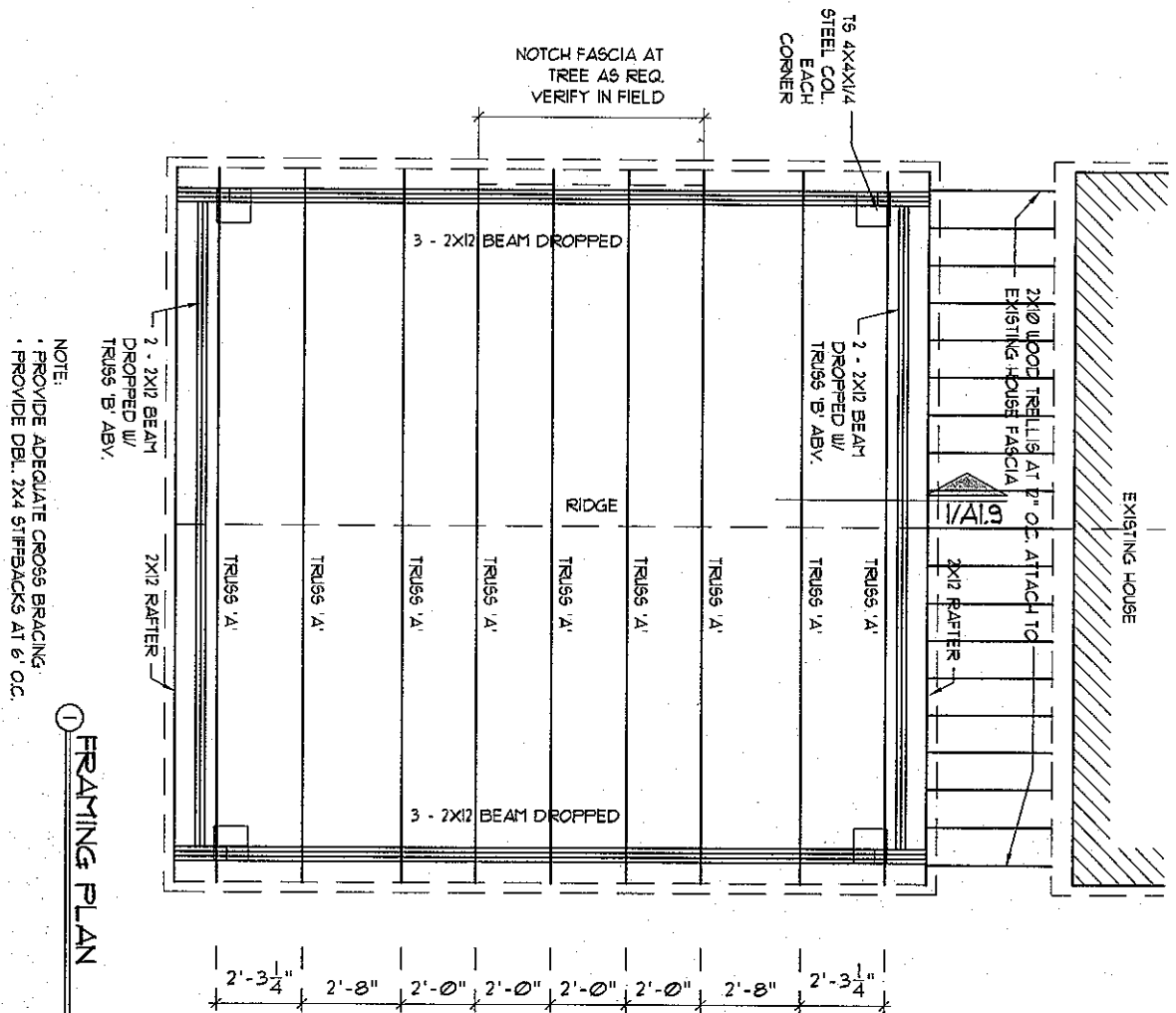
DATE:

09/14/10

SCALE:

1/4"=1'-0"

CARPORT ADDITION
PLAN



NOTE:
 • PROVIDE ADEQUATE CROSS BRACING.
 • PROVIDE DBL. 2x4 STIFFBACKS AT 6' O.C.

① FRAMING PLAN

SCALE: 1/4"=1'-0"

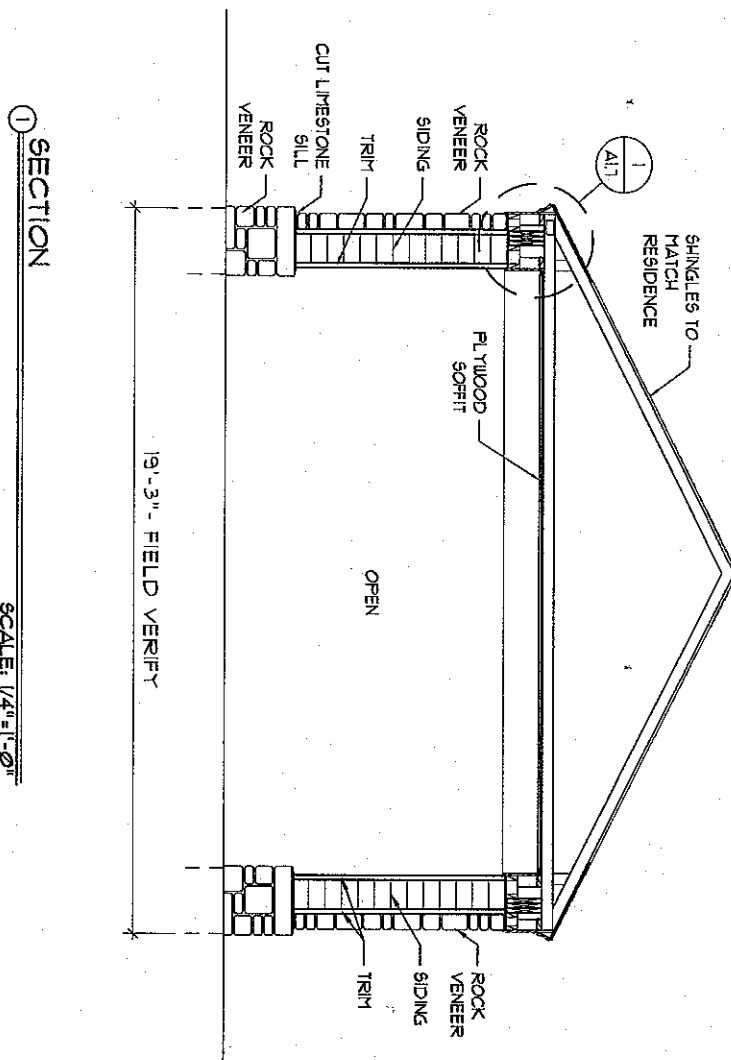


THE NIX
GROUP

architecture
interiors

105 West 8th Street
Austin, Texas 78701
512 . 474 . 6262

JOB NAME: NIX RESIDENCE		
SHEET NO. A1.3	DATE: 09/14/10	SCALE: 1/4"=1'-0"
	CARPORT ADDITION FRAMING PLAN	



THE NIX
GROUP

architecture
interiors

105 West 8th Street
Austin, Texas 78701
512 . 474 . 6262

JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.4

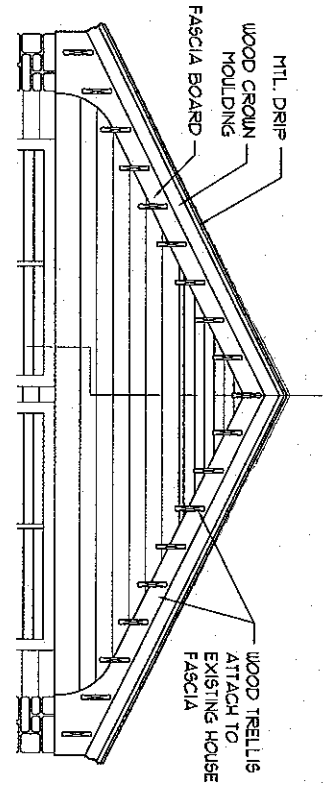
DATE:

09/14/10

SCALE:

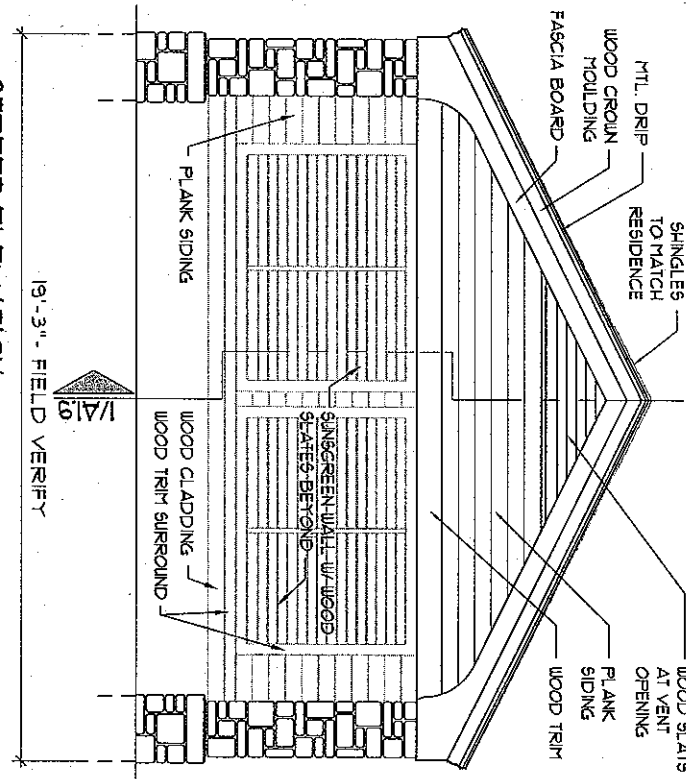
1/4"=1'-0"

CARPORT ADDITION
SECTION



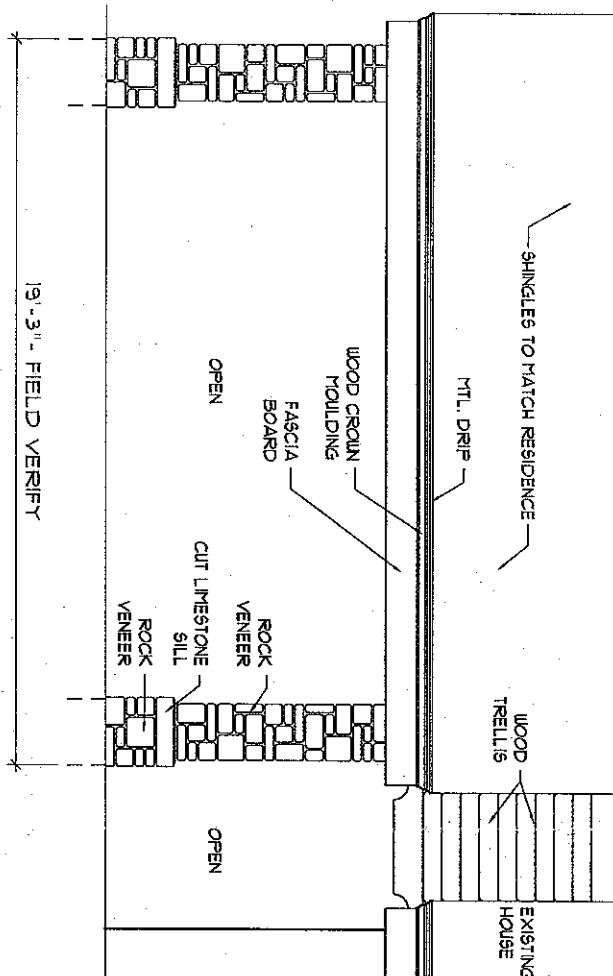
③ REAR ELEVATION

SCALE: 1/4"=1'-0"



① STREET ELEVATION

SCALE: 1/4"=1'-0"



② SIDE ELEVATION

SCALE: 1/4"=1'-0"



THE NIX GROUP

architecture
interiors

105 West 8th Street
Austin, Texas 78701
512 . 474 . 6262

JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.5

DATE:

09/14/10

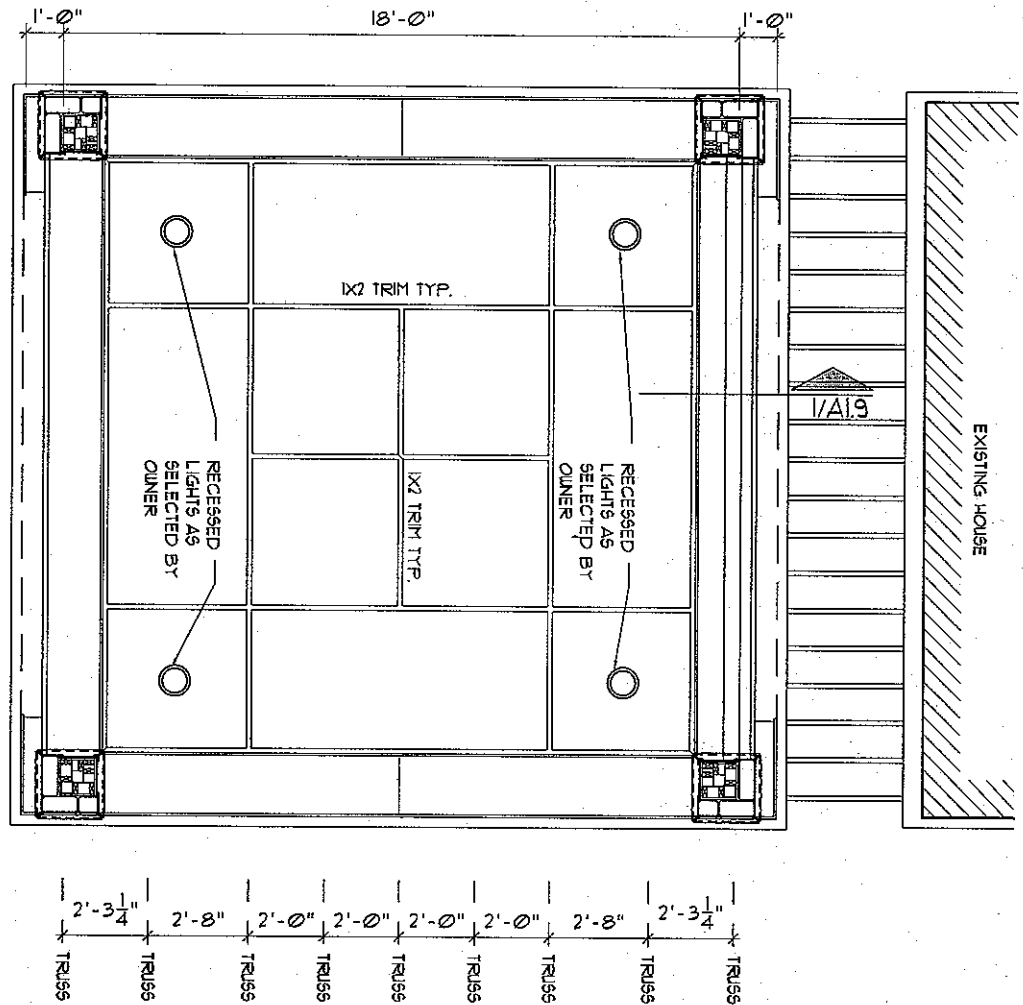
SCALE:

1/4"=1'-0"

CARPORT ADDITION
ELEVATIONS

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



THE NIX
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architecture
interiors

105 West 8th Street
Austin, Texas 78701
512 . 474 . 6262

JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.6

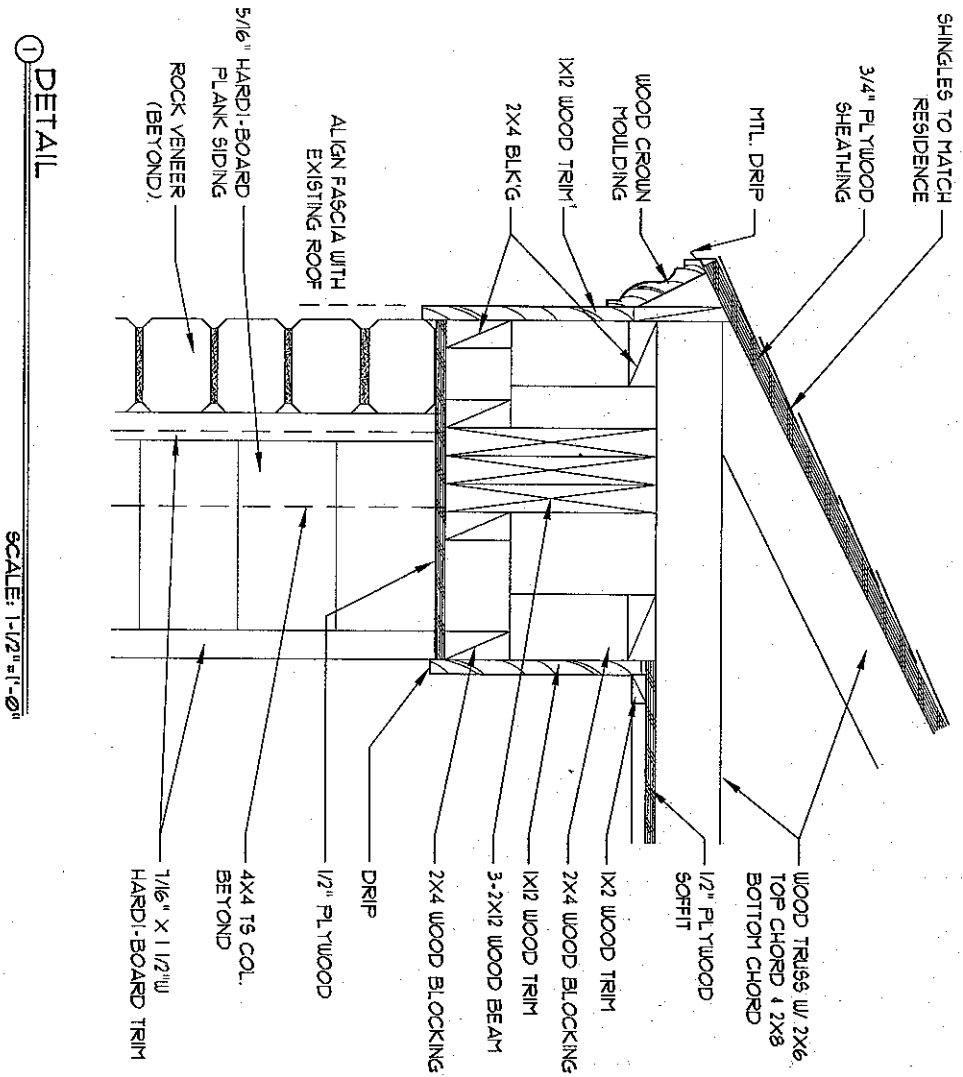
DATE:


09/14/10

SCALE:

1/4" = 1'-0"

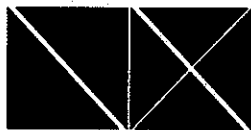
CARPORT ADDITION
REFLECTED CEILING PLAN



 <p>THE NIX GROUP</p>	<p>architecture interiors</p> <p>105 West 8th Street Austin, Texas 78701 512 . 474 . 6262</p>	JOB NAME: NIX RESIDENCE		
		SHEET NO. A1.7	DATE: 09/14/10	SCALE: 1-1/2"=1'-0"
		CARPORT ADDITION DETAIL		

SCALE: 1-1/2" = 1'-0"

SCALE: $1-1/2'' = 1'-0''$



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JOB NAME:

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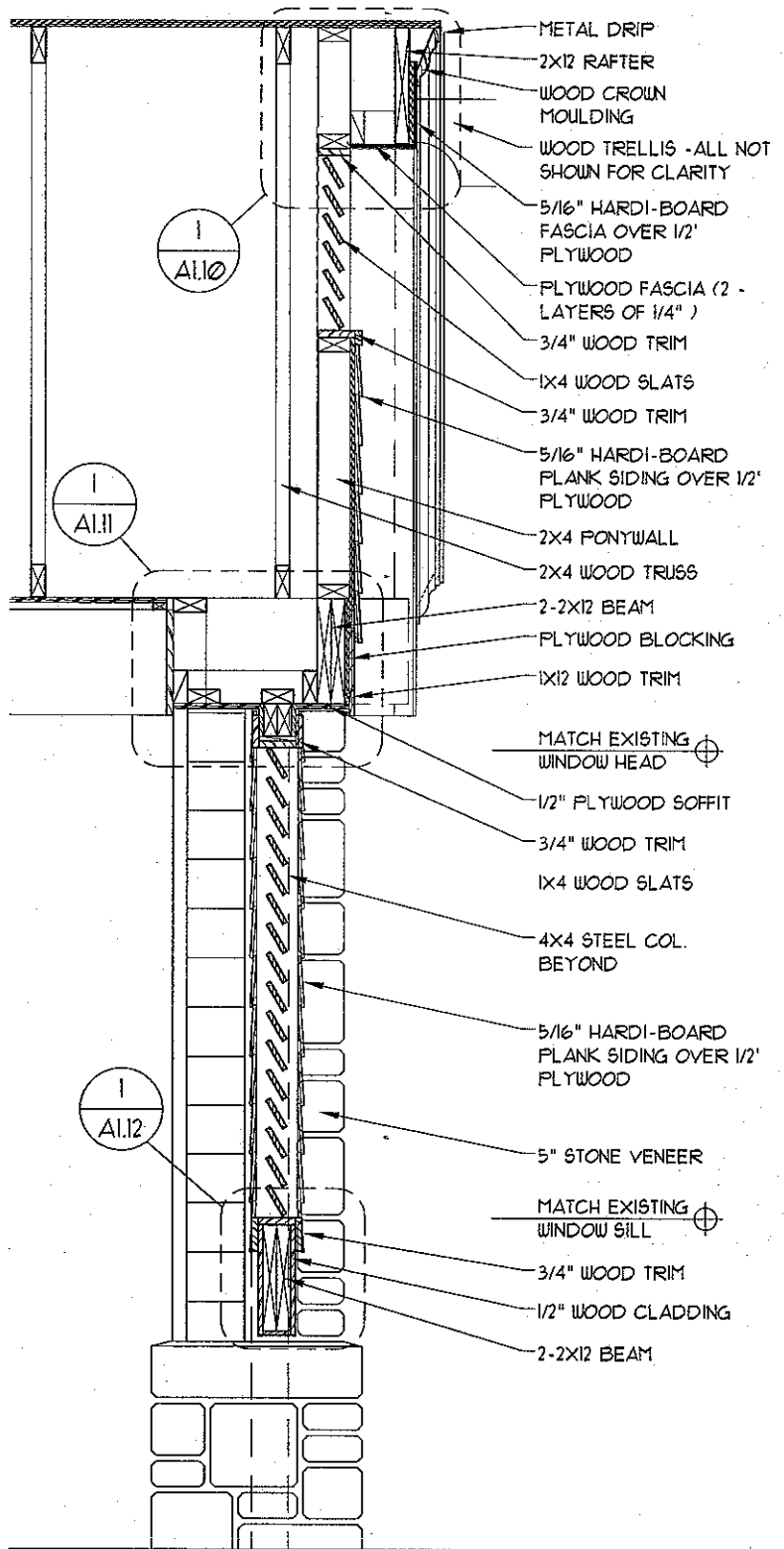
SHEET NO.

DATE:	09/14/10
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SCALE:
1-1/2"=1'-0"

A1.8

CARPORT ADDITION
DETAIL



① DETAIL

SCALE: 3/4" = 1'-0"



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JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.9

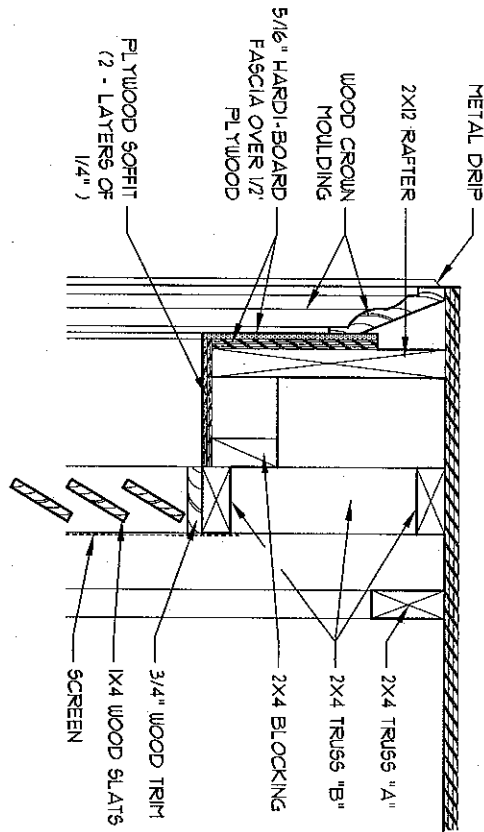
DATE:

09/14/10

SCALE:

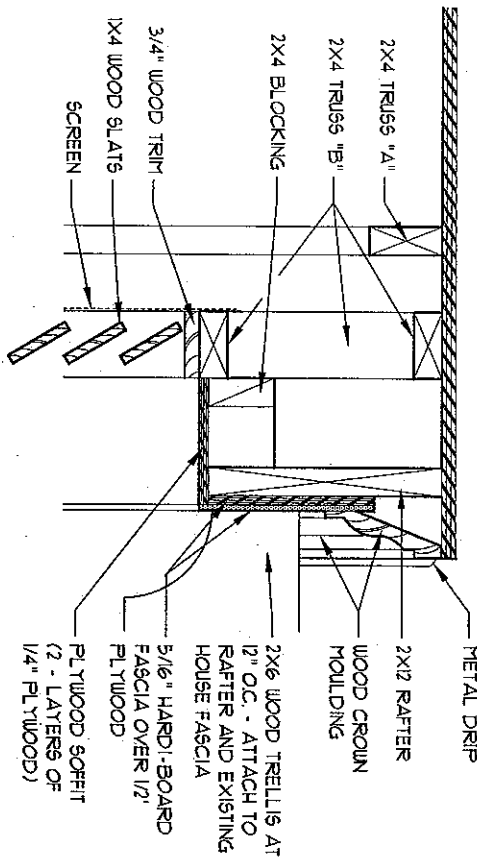
3/4" = 1'-0"

CARPORT ADDITION
DETAIL



2 DETAIL

SCALE: 1-1/2"=1'-0"

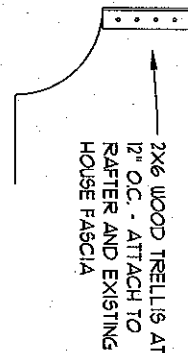


1 DETAIL

SCALE: 1-1/2"=1'-0"

3 DETAIL

SCALE: 1-1/2"=1'-0"



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JOB NAME:

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SHEET NO.

A1.10

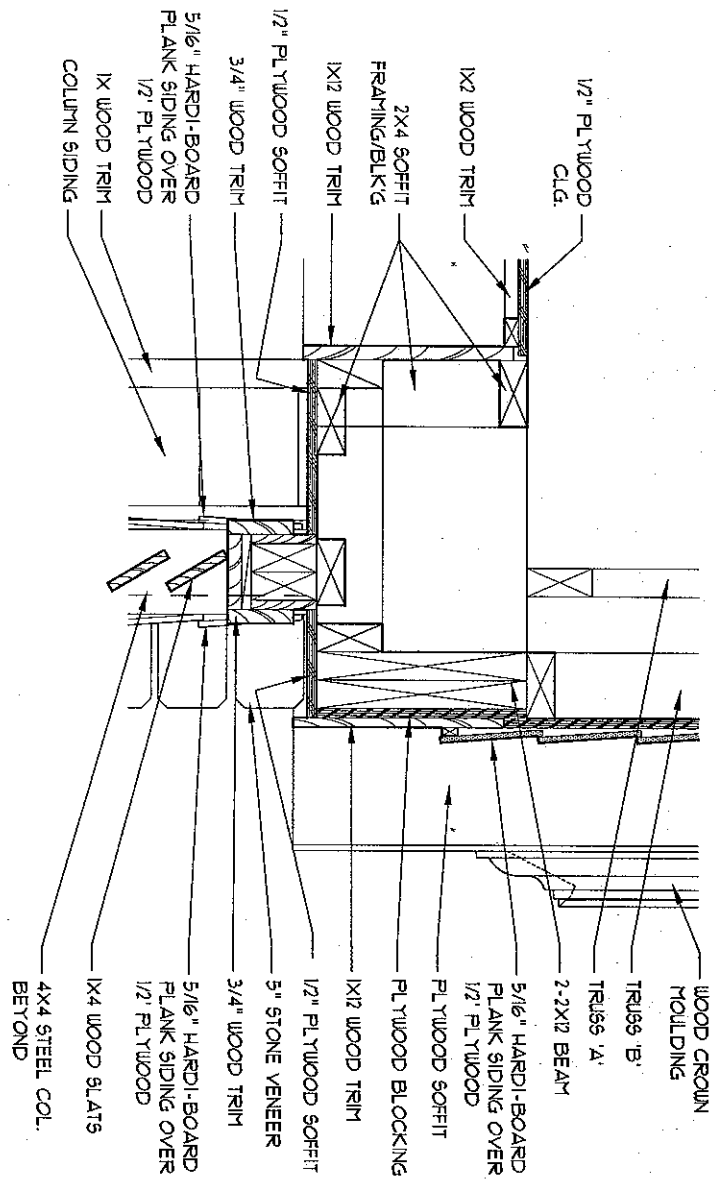
DATE:

09/14/10

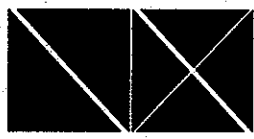
SCALE:

1-1/2"=1'-0"

CARPORT ADDITION
DETAIL



① DETAIL
SCALE: 1-1/2"=1'-0"

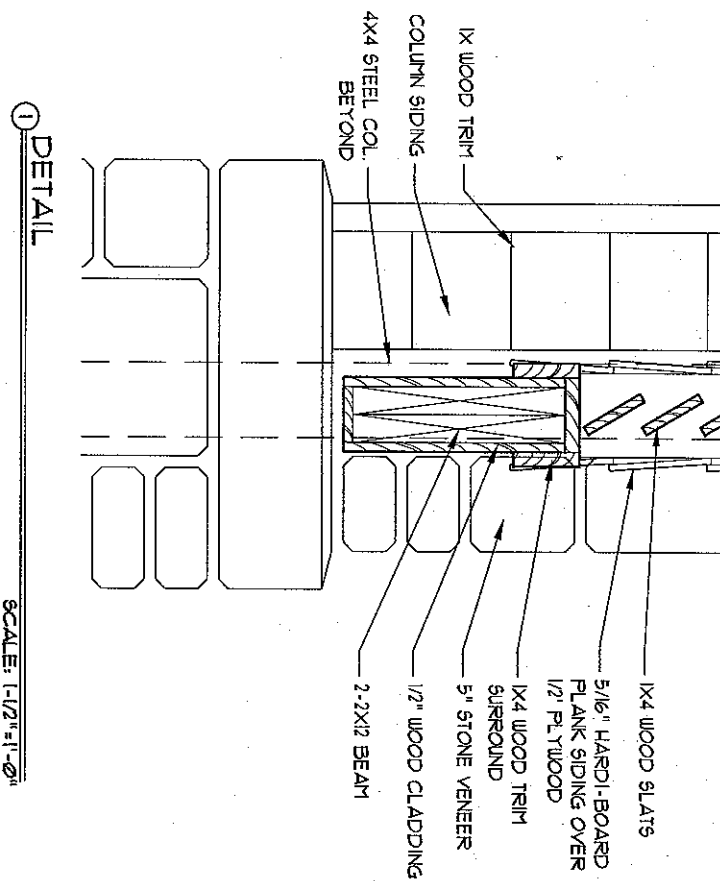


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JOB NAME: NIX RESIDENCE		
SHEET NO. A1.11	DATE: 09/14/10	SCALE: 1-1/2"=1'-0"
	CARPORT ADDITION DETAIL	



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JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.12

DATE:

09/14/10

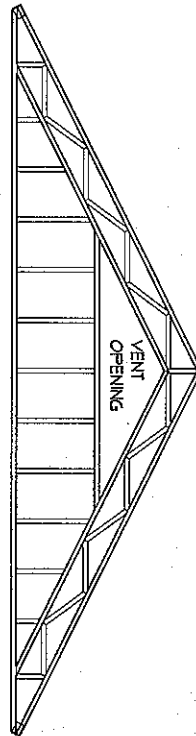
SCALE:

1-1/2"=1'-0"

CARPORT ADDITION
DETAIL

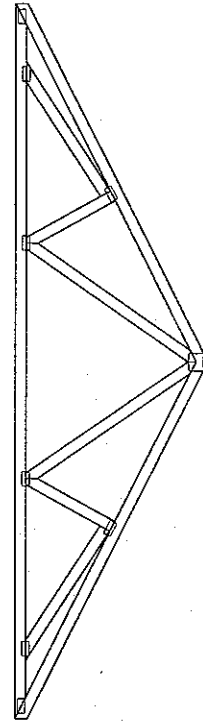
② TRUSS 'B'

SCALE: 3/8"=1'-0"



② TRUSS 'A'

SCALE: 3/8"=1'-0"



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JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.13

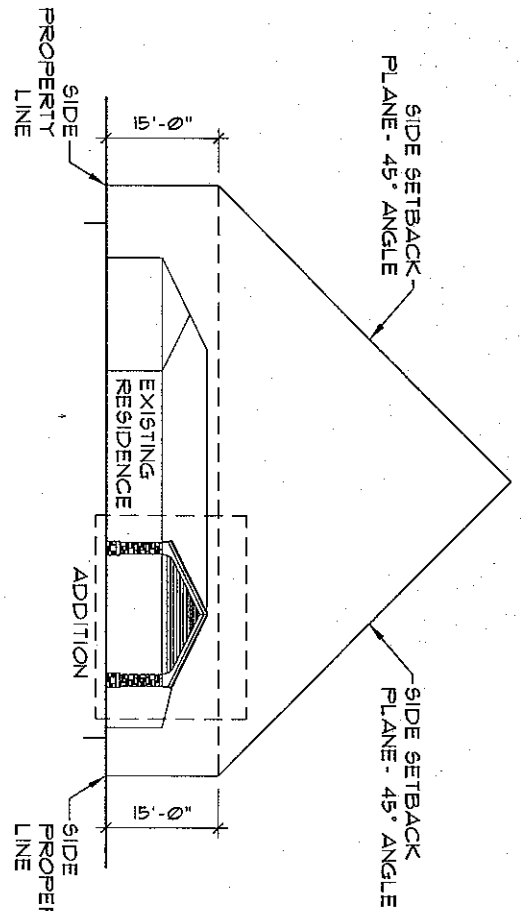
DATE:

09/14/10

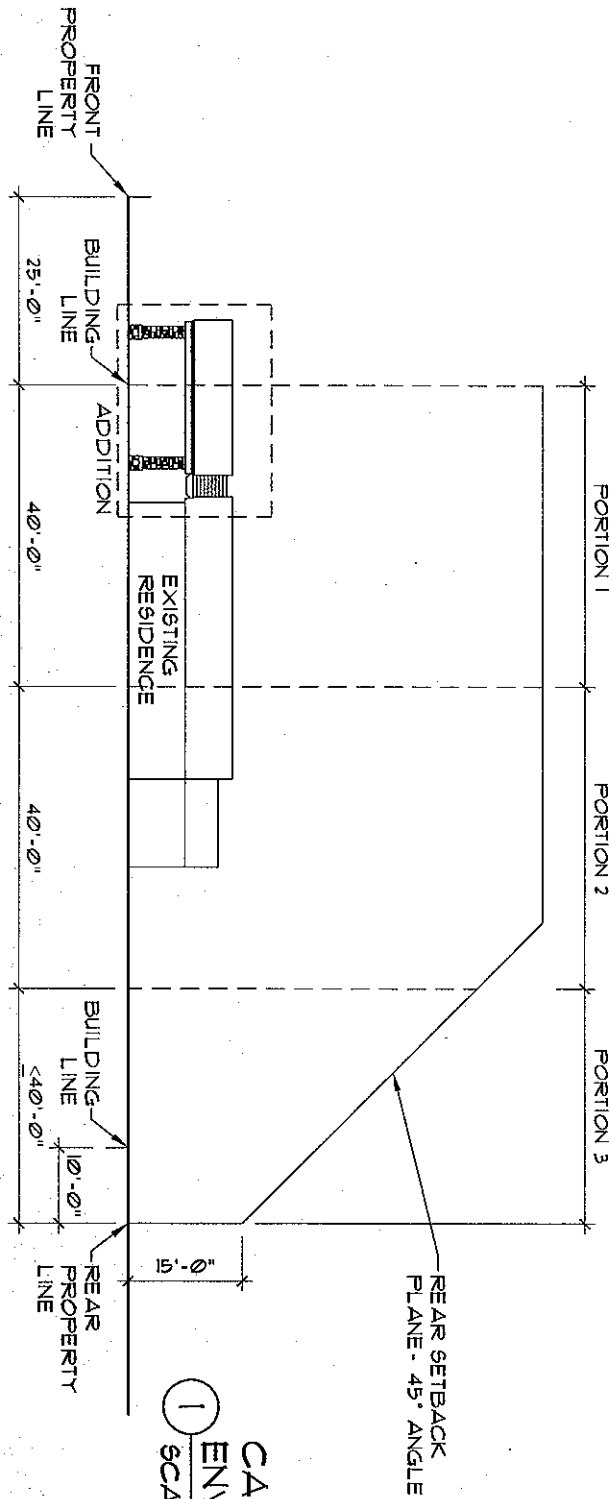
SCALE:

3/8"=1'-0"

CARPORT ADDITION
TRUSSES



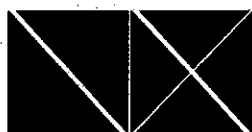
2 CARPORT ENVELOPE
SCALE: 1"=20'-0"



1 CARPORT ENVELOPE
SCALE: 1"=20'-0"



LOT: 68
ADDRESS: 2307 GREENLEE DRIVE
SUBDIVISION: TARRYTOWN OAKS
CITY: AUSTIN
COUNTY: TRAVIS



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JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.14

DATE:

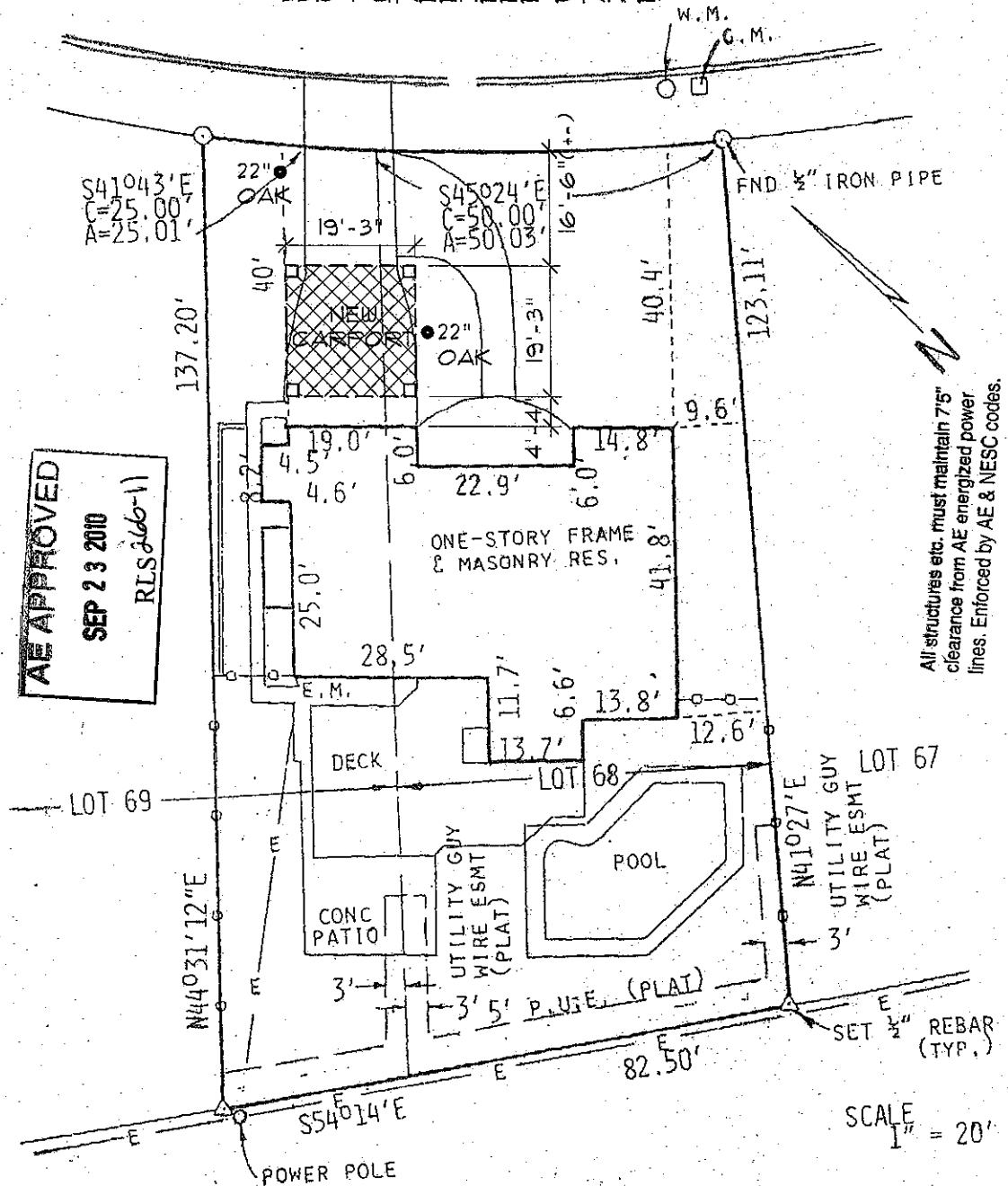
09/14/10

SCALE:

1"=20'-0"

CARPORT ADDITION
PLAN

2307 GREENLEE DRIVE



AE APPROVED
SEP 23 2010
RLS 266-11

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

IMPERVIOUS COVER CALCULATION	
TOTAL BLDG COVERAGE ON LOT	2,541 SF
DRIVEWAY AREA	231 SF
SIDEWALK/ WALKWAYS	675 SF
UNCOVERED PATIOS	226 SF
UNCOVERED WOOD DECKS (50%)	315 SF
AIR CONDITIONER PADS	9 SF
IMPERVIOUS COVER AREA	3,997 SF
TOTAL LOT AREA	10,630 SF
IMPERVIOUS COVER %	37.6 %

LOT: 68
ADDRESS: 2307 GREENLEE DRIVE
SUBDIVISION: TARRYTOWN OAKS
CITY: AUSTIN
COUNTY: TRAVIS

① CARPORT PLAN
SCALE: 1"=20'-0"



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105 West 8th Street
Austin, Texas 78701
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JOB NAME:

NIX RESIDENCE

SHEET NO.

A1.1

DATE:

09/14/10

SCALE:

1"=20'-0"

CARPORT ADDITION
PLAN

APPROVED
SEP 23 2010
RLS 266-11